

Phone (415) 554-6778
Fax (415) 554-6775
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E-mail AAB@sfgov.org



ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board
Assessment Appeals Admin Hearing
Room 406, City Hall
Monday, November 18, 2019
9:30 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

- 1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)
- 2) Hearing, discussion, and possible action involving:

APPLICATION:	2018-0792
APPLICANT:	74 6TH STREET, LLC
PARCEL NO:	3703 028
PARCEL ADDRESS:	0072 - 0076 6TH ST
TOPIC:	Request to Amend
CURRENT ASSESSMENT:	\$11,352,476.00
APPLICANT'S OPINION:	\$10,768,214.00
TAXABLE YEAR:	2017
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

- 3) Hearing, discussion, and possible action involving:

APPLICATION:	2018-0793
APPLICANT:	51 6TH STREET, LLC
PARCEL NO:	3704 050
PARCEL ADDRESS:	0047 - 0055 6TH ST
TOPIC:	Request to Amend
CURRENT ASSESSMENT:	\$6,352,734.00
APPLICANT'S OPINION:	\$4,632,676.00
TAXABLE YEAR:	2017
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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4) Hearing, discussion, and possible action involving:

APPLICATION: 2018-0910
APPLICANT: SUPAN FAMILY TRUST
PARCEL NO: 6910 010
PARCEL ADDRESS: 0135 CEDRO AVE
TOPIC: Request to accept as timely filed
CURRENT ASSESSMENT: \$2,748,205.00
APPLICANT'S OPINION: \$2,500,000.00
TAXABLE YEAR: 2018
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION: 2018-0918
APPLICANT: INNSBRUCK LP
PARCEL NO: 0084 009
PARCEL ADDRESS: 0000 V
TOPIC: Request to Amend
CURRENT ASSESSMENT: \$1,539,340.00
APPLICANT'S OPINION: \$462,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: ESCAPE

6) Hearing, discussion, and possible action involving:

APPLICATION: 2018-0926
APPLICANT: INNSBRUCK LP
PARCEL NO: 0084 010
PARCEL ADDRESS: 0101 GREENWICH ST
TOPIC: Request to Amend
CURRENT ASSESSMENT: \$39,137,318.00
APPLICANT'S OPINION: \$11,741,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: ESCAPE

7) Hearing, discussion, and possible action involving:

APPLICATION: 2018-1060
APPLICANT: MAVROMIHALIS, STEVEN
PARCEL NO: 3554 007
PARCEL ADDRESS: 3000 16TH ST
TOPIC: Request to accept as timely filed
CURRENT ASSESSMENT: \$2,050,000.00
APPLICANT'S OPINION: \$1,300,000.00
TAXABLE YEAR: 2008
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

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8) Hearing, discussion, and possible action involving:

APPLICATION: 2019-0005
APPLICANT: HAYNES, PHYLLIS
PARCEL NO: 0709C072
PARCEL ADDRESS: 35 ZAMPA ST, #6
TOPIC: Request to accept as timely filed
CURRENT ASSESSMENT: \$497,000.00
APPLICANT'S OPINION: \$30,022.00
TAXABLE YEAR: 2014
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

9) Hearing, discussion, and possible action involving:

APPLICATION: 2019-0022
APPLICANT: DALEY, RONALD
PARCEL NO: 2335a015d
PARCEL ADDRESS: 0326 SANTIAGO ST
TOPIC: Request to accept as timely filed
CURRENT ASSESSMENT: \$633,412.00
APPLICANT'S OPINION: \$423,435.00
TAXABLE YEAR: 2016
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

10) Hearing, discussion, and possible action involving:

APPLICATION: 2019-0036
APPLICANT: PHAM, HOA
PARCEL NO: 1180 011
PARCEL ADDRESS: 1260 - 1262 FULTON ST
TOPIC: Request to accept as timely filed
CURRENT ASSESSMENT: \$1,713,067.00
APPLICANT'S OPINION: \$1,377,990.00
TAXABLE YEAR: 2014
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

11) Hearing, discussion, and possible action involving:

APPLICATION: 2019-0037
APPLICANT: PHAM, HOA
PARCEL NO: 1180 011
PARCEL ADDRESS: 1260 - 1262 FULTON ST
TOPIC: Request to accept as timely filed
CURRENT ASSESSMENT: \$1,958,680.00
APPLICANT'S OPINION: \$1,450,000.00
TAXABLE YEAR: 2018
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

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12) Hearing, discussion, and possible action involving:

APPLICATION: 2019-0100
APPLICANT: BARROCA, JANETTE
PARCEL NO: 0144 015
PARCEL ADDRESS: 0470 BROADWAY
TOPIC: Request to accept as timely filed
CURRENT ASSESSMENT: \$1,041,010.00
APPLICANT'S OPINION: \$666,406.00
TAXABLE YEAR: 2015
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

13) Hearing, discussion, and possible action involving:

APPLICATION: 2019-0101
APPLICANT: BARROCA, JANETTE
PARCEL NO: 0144 015
PARCEL ADDRESS: 0470 BROADWAY
TOPIC: Request to accept as timely filed
CURRENT ASSESSMENT: \$1,065,827.00
APPLICANT'S OPINION: \$666,406.00
TAXABLE YEAR: 2017
APPEAL TYPE: Real Property
ROLL TYPE: ESCAPE

14) Hearing, discussion, and possible action involving:

APPLICATION: 2019-0218
APPLICANT: 1231 MARKET ST OWNER LP
PARCEL NO: 3701 059
PARCEL ADDRESS: 1215 - 1231 MARKET ST
TOPIC: Request to accept as timely filed
CURRENT ASSESSMENT: \$130,765,000.00
APPLICANT'S OPINION: \$103,000,000.00
TAXABLE YEAR: 2018
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

15) Hearing, discussion, and possible action involving:

APPLICATION: 2019-0239
APPLICANT: JAMES CHUN & CHIN YU LO REVOC TR
PARCEL NO: 6914 023
PARCEL ADDRESS: 2085 OCEAN AVE
TOPIC: Request to accept as timely filed
CURRENT ASSESSMENT: \$1,420,000.00
APPLICANT'S OPINION: \$504,866.00
TAXABLE YEAR: 2014
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL
STATUS: WITHDRAWN

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16) Hearing, discussion, and possible action involving:

APPLICATION: 2019-0324
APPLICANT: BALBOA EQUITY, LLC
PARCEL NO: 1551 020
PARCEL ADDRESS: 0587 - 0599 8TH AVE
TOPIC: Request to accept as timely filed
CURRENT ASSESSMENT: \$1,800,000.00
APPLICANT'S OPINION: \$1,400,000.00
TAXABLE YEAR: 2014
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

17) Hearing, discussion, and possible action involving:

APPLICATION: 2019-0639
APPLICANT: MARLENE LUCERO REV LIVING TRUST
PARCEL NO: 6519 002
PARCEL ADDRESS: 1010 SHOTWELL ST
TOPIC: Request to accept as timely filed
CURRENT ASSESSMENT: \$1,298,235.00
APPLICANT'S OPINION: \$99,378.00
TAXABLE YEAR: 2018
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

18) Hearing, discussion, and possible action involving:

APPLICATION: 2019-0852
APPLICANT: TILLER, VERONICA
PARCEL NO: 2960 003
PARCEL ADDRESS: 0810 ROCKDALE DR
TOPIC: Request to accept as timely filed
CURRENT ASSESSMENT: \$370,000.00
APPLICANT'S OPINION: \$1.00
TAXABLE YEAR: 2014
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL
STATUS: WITHDRAWN

19) Hearing, discussion, and possible action involving:

APPLICATION: 2019-0865
APPLICANT: VAINISH, RONEN
PARCEL NO: 1030 038
PARCEL ADDRESS: 3007 CALIFORNIA ST
TOPIC: Request to accept as timely filed
CURRENT ASSESSMENT: \$1,199,154.00
APPLICANT'S OPINION: \$732,154.00
TAXABLE YEAR: 2018
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

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20) Hearing, discussion, and possible action involving:

APPLICATION:	2019-7038
APPLICANT:	LEE, LAWRENCE
PARCEL NO:	1895 067
PARCEL ADDRESS:	4230 - 4232 MORAGA ST
TOPIC:	Request to Amend
CURRENT ASSESSMENT:	\$2,000,000.00
APPLICANT'S OPINION:	\$1,700,000.00
TAXABLE YEAR:	2019
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching its decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (San Francisco Administrative Code, Chapter 67) or to report a violation of the ordinance, contact by mail Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102-4689; by phone at 415.554.7724, by fax at 415.554.5163, or by e-mail at sotf@sfgov.org.

Citizens may obtain a free copy of the Sunshine Ordinance by printing the San Francisco Administrative Code, Chapter 67 on the Internet, at <http://www.sfgov.org/sunshine/>

Lobbyist Registration and Reporting Requirements

Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign & Governmental Conduct Code § 2.100] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the San Francisco Ethics Commission at 25 Van Ness Avenue, Suite 220, San Francisco, CA 94102; telephone (415) 252-3100; fax (415) 252-3112; Web Site www.sfgov.org/ethics.

Disability Access

Assessment appeal hearings are usually held in Room 406 at City Hall, 1 Dr. Carlton B. Goodlett Place, in San Francisco. City Hall is accessible to persons using wheelchairs and other assistive mobility devices. Ramps are available at the Grove, Van Ness and McAllister. The nearest accessible BART station is Civic Center (Market/Grove/Hyde Streets). Accessible MUNI Metro lines are the F, J, K, L, M, N, T (exit at Civic Center of Van Ness stations). MUNI bus lines also serving the area are the 5, 5R, 6, 7, 7R, 7X, 9, 9R, 19, 21, 47 and 49. For more information about MUNI accessible services, call (415) 701-4485.

Assistive listening devices are available upon request at the Clerk of the Board's Office, Room 244. To request sign language interpreters, readers, large print agendas or other accommodations, please contact Wilson Ng at (415) 554-5184 or (415) 554-5227 (TTY). Requests made at least 48 hours in advance of the meeting will help to ensure availability.

Cell Phones, Pagers and Similar Sound-Producing Electronic Devices

The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices. (Chapter 67A of the San Francisco Administrative Code)

Language Interpreters

Requests must be received at least 48 hours in advance of a meeting to help ensure availability. Contact Peggy Nevin at (415) 554-5184.

AVISO EN ESPAÑOL: La solicitud para un traductor debe recibirse antes de mediodía de el viernes anterior a la reunion. Llame a Peggy Nevin at (415) 554-5184.

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PAUNAWA: Ang mga kahilingan ay kailangang matanggap sa loob ng 48 oras bago mag miting upang matiyak na matutugunan ang mga hiling. Mangyaring tumawag kay sa (415) 554-5184.

翻譯 必須在會議前最少四十八小時提出要求
請電 (415) 554-7719

* Public comment will be taken on every item on the agenda.